

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
July 19, 2022

Board Members Present:

Don Wittish (President)
Bob Hall (Treasurer)
Tom Boyd (Secretary)
Danuta Hall
John Van Scholten

Homeowners Attending:

Julie Busustow
Carol Standefer
Marie Stringer
Joyce Wittish
Jeanne Wong

Board President Don Wittish called the meeting to order at 7:03 pm.

Officer Reports:

Secretary's Report: Tom Boyd summarized the Minutes from the previous meeting, and these were approved.

Treasurer's Report: Bob Hall read the Treasurer's Report. Total income for the month was \$17,634.92. Total expenses were \$33,979.23. Net loss for the month was \$16,346.77. Total income year to date is \$105,530.06. Total expenses year to date are \$103,813.62. Net income year to date is \$1,716.44.

Committee Reports:

Architectural Committee: None.

Emergency Preparedness: None.

Events Committee: Jeanne Wong reported on the 4th of July Event. The parade was small but well received, the entrants electing to circuit Quail Run twice. With 94 confirmed reservations for the Potluck BBQ, we would have run short on tables and chairs without Quail Run neighbors chipping in. With more participants opting for veggie burgers than anticipated, we ran short. Coordinators are working on a system to address this next year. The cost of the event was \$282.68, which includes some surplus supplies that will be available for other events. In summary, Jeanne said this was an

easy and successful event with plenty of willing help. She made a file with detailed notes and timelines for next year.

Finance Committee: None.

Landscape Committee: Carol Standefer reported on the burst water main necessitating the cutting of water for garden plots and some owners' lawn irrigation. This situation recurs periodically because some of the plumbing was initially placed in tree wells, root growth eventually causing the pipes to fail. Repair work is scheduled to begin Monday the 25th, with initial root abatement by Mid-State, conduit locator marking, and subsequent repair by Rexius. Rexius anticipates a cost of roughly \$5000. Board President Don Wittish proposed the Board authorize this amount for the work, and this proposal was approved.

Carol noted that Rexius has been experiencing staffing shortages and has not been able to maintain the grounds in as timely a fashion as they have historically. Thankfully the company has some impending new hires. Rexius has communicated that it will be reducing its fees by 25% for the remainder of 2022. Carol was to send out an email addressing both issues above, with more detailed guidance. She encourages residents with pressing landscaping issues to contact her to so she can let Rexius know of tasks of priority.

Maintenance Committee: None.

General Discussion:

- Proposed signout sheet for Quail Run canopies: Don Wittish and Tom Boyd have generated a draft sign-out form, copies of which were provided for the Board and attendees to review. The form was received without recommendations for correction. Tom will pass the form along to our Administrative Assistant for her use in checking out canopies. Jeanne Wong reported that the two new canopies will be stored in the overflow-parking shed. She could not find the third undamaged canopy, which Don reported had been stored separately in the clubhouse storage area. Jeanne asked that the Board verify its location, with the intention of moving it to the shed in overflow parking with the other canopies. Tom Boyd will prepare a brief note regarding this item for inclusion in the upcoming Quail Run Newsletter.
- Proposed online sign-up for Clubhouse use: In process.
- Status of General and Reserve funds: John VanScholten noted that in the past Treasurer Reports have included detail regarding current investments. Don Wittish noted that the Board receives a monthly report summarizing investment performance. After discussion it was decided to append a summary of this information the monthly Profit & Loss statements provided at Board meetings.

- **Allowing Portable Basketball Hoops:** Two residents have asked permission to put up basketball hoops, President Don Wittish read from the applicable Rules and Regulations, which note, "All toys, recreational equipment, bicycles, and similar items must be removed from the Common Area by sunset and stored appropriately at the individual lots." Meeting participants expressed a preference that basketball hoops in use be positioned in front of the owner's garage, and that when not in use they be stored out of sight to the extent possible. Tom Boyd will prepare a brief note regarding this item for inclusion in the upcoming Newsletter.
- **Proposed yard sale:** Julie Busustow noted that it has been a decade or more since Quail Run had a yard sale, and she proposes another one. Jeanne Wong, who helped coordinate the last one, also expressed interest. The proposed event would likely occur in September or October (John VanScholten offering the caveat not have it on the day of a home football game). The sale would be open to the public, with parking managed in the overflow parking area. Don Wittish requested a formal proposal for the Board to review and discuss further at a future meeting.
- **Friday afternoon Happy Hours:** Danuta Hall asked about attendance since the move to the Clubhouse lawn. Attendance has been sparse, though there have been extenuating factors (e.g., travel, illness). In discussion it was noted that these weekly summer events were well attended at the garden even before the canopy was in place (a measure instituted in response to the COVID-19 pandemic). There appeared to be a general preference for moving them back to the garden plot area, with attendees bringing chairs as needed to supplement the available seating.

The meeting was adjourned at 8:01 pm.